



LOUDEN ROAD , CROMER, NR27 9EF

£68,000
LEASEHOLD

This bright and airy one bedroom apartment in the sought after town centre location of Homecolne House in Cromer comprises of a spacious living room, kitchen, bedroom with built in wardrobe/storage, shower room and large storage/airing cupboard.

The property has communal areas both inside, with lounge, laundry and guest facilities and more. There are also communal garden areas and the property is close to the beach and town centre making socialising and shopping an ease.

Call Henleys today to arrange a viewing.

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ESTATE AGENCY SIMPLIFIED

LOUDEN ROAD

- **** CHAIN FREE **** • Communal areas & facilities • Highly sought after area • Close to town centre & beaches • Over 55s complex • Lift to all floors • One Bedroom apartment • Call Henleys to arrange a viewing



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

This bright and airy one bedroom apartment in the sought after town centre location of Homecolne

House in Cromer comprises of a spacious living room, kitchen, bedroom with built in wardrobe/storage, shower room and large storage/airing cupboard.

Holmecolne House:

- 50 flats. Built in 1987. Sizes 1 bedroom, 2 bedroom.
- Resident management staff and Careline alarm service
- Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library and Kitchen
- Whole site accessible by wheelchair. Easy Access to site.
- Weekly Social activities include: bingo, coffee mornings, birthday teas, special lunches, quiz nights and occasional trips out..
- New residents accepted from 60 years of age.

Living Room

Double glazed windows to side aspect, wall mounted electric heater, TV point, phone point, electric fireplace heater with timber fire surround/mantel, wall lights, carpeted floor and archway to kitchen.

Kitchen

Wall and base units with granite effect laminate worktop and splashback, sink with drainer and

mixer tap, space for under counter fridge/freezer, inset hob with chimney style cooker hood, built in oven, tiled splashback and wood effect flooring.

Bedroom

Double glazed windows to side aspect, wall mounted electric heater, built in shaker style bifold door wardrobe/storage, wall lights and carpeted floor.

Bathroom

Wall mounted electric towel rail, close coupled dual flush WC, shower enclosure with sliding door, vanity unit with basin, wall mounted mirror, wall mounted heater, tiled splashback and vinyl flooring.

Communal Areas

Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library, Kitchen

Weekly Social activities include:

Bingo

Coffee Mornings

Birthday Teas

Special Lunches

Quiz Nights

Occasional Trips

Agents Note

87 years remaining of a 125 year lease (From August 1987)

Pets with permission

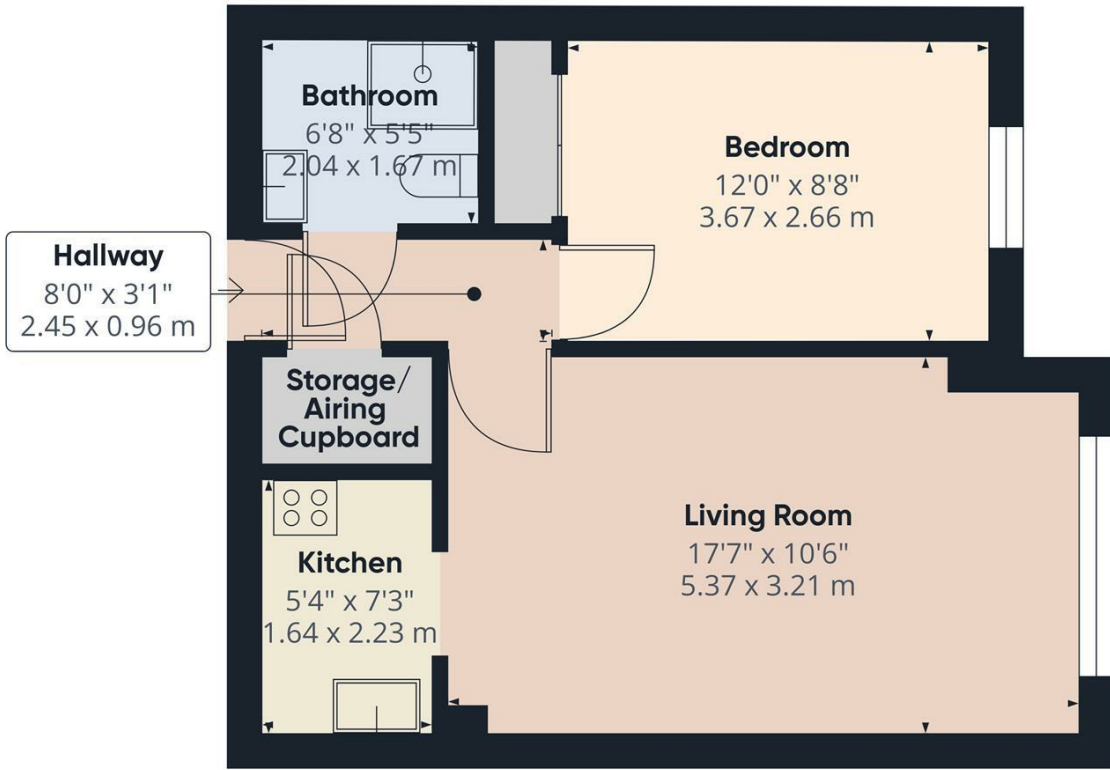
Over 55's Complex

Ground Rent £439.30 per year

Service Charge £2,492.00

24 HOMECOLNE HOUSE





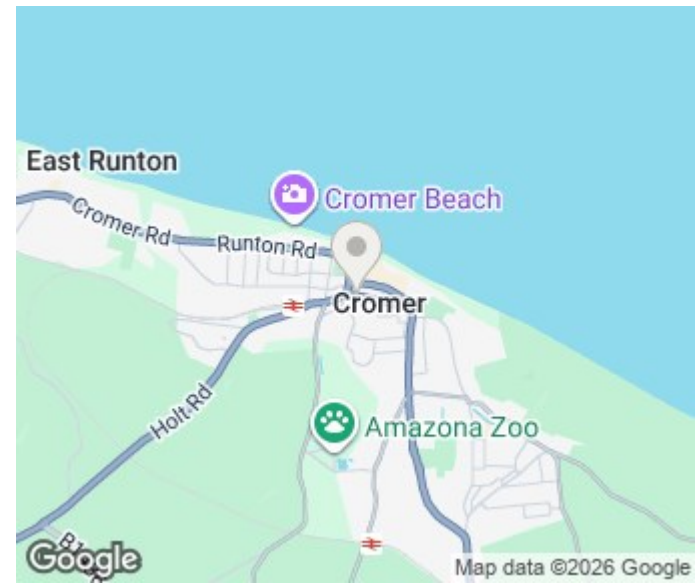
Approximate total area⁽¹⁾
 422 ft²
 39.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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